



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Preston New Road Southport, PR9 8NT

**£280,000**

Flexi Agent are proud to promote this three bedroom detached property situated on the A565 offering excellent public transport links, short distance from Churchtown Village, Botanic Gardens & short drive or bus into Southport Town Centre.

The property briefly comprises of; entrance hall, front lounge with bay window, spacious dining room leading to conservatory, galley style kitchen.

The first floor briefly comprises of; three bedrooms & three piece family bathroom.

Externally the property offers a large front driveway & low maintenance garden, to the rear offers a lean to carport, detached garage & nicely presented sun catching garden.

Viewings available upon request.

Freehold  
Council tax band: D  
EPC: C

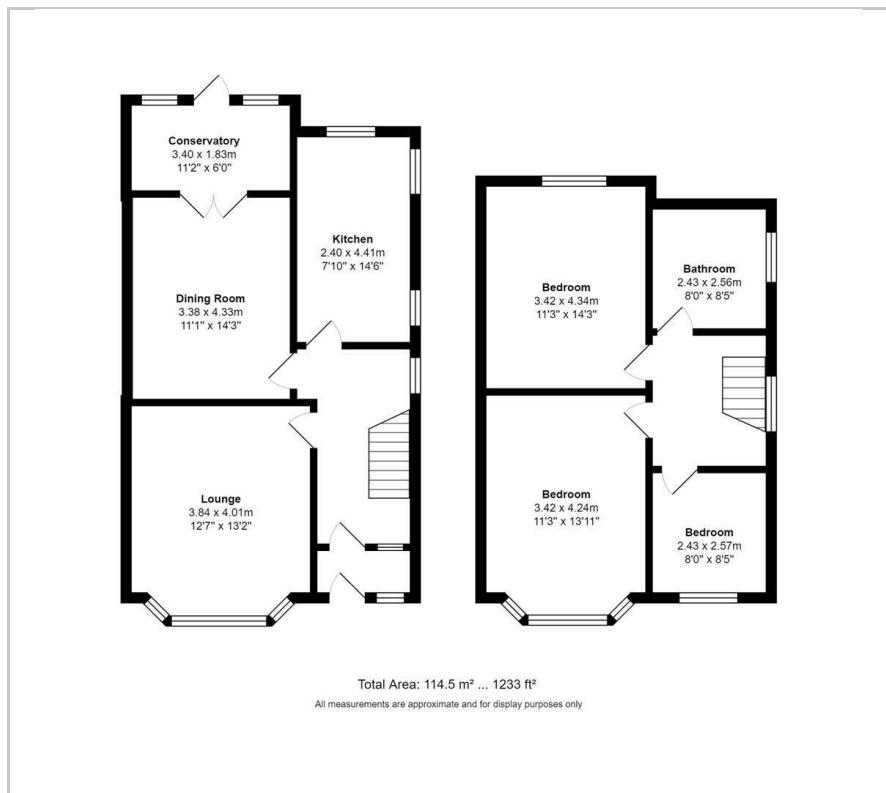
### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedroom
- Detached
- Bay window front lounge
- Spacious dining room
- Conservatory
- Galley style kitchen
- Three piece family bathroom
- Large front driveway
- Nicely presented sun catching garden & detached garage
- Viewings available upon request



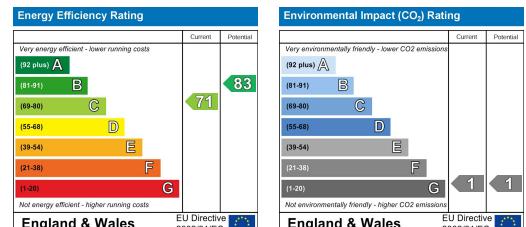
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.